

## \$264,900 - 304 320 Ambleside Link Link, Edmonton

MLS® #E4440795

**\$264,900**

2 Bedroom, 2.00 Bathroom, 909 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to L'Attitude Studios where this rare third floor unit is home to 2 bedrooms, 2 bathrooms & 1 underground parking stall with storage. Balcony leading out to a beautiful park like view, well kept with stainless appliances. Bright and beautiful with Lots of natural light. Spacious primary room with 3pc ensuite. Great layout with rooms on opposite sides of the unit and a built in in-suite laundry. Building is very well-maintained and occupants can enjoy a social room, gym & guest suite. Underground stall is located across from the exit and close to the elevators. Windermere Currents across the street with all shopping, restaurants & recreation amenities. Parks, trails and schools located in the immediate Ambleside community.

Built in 2014

### Essential Information

MLS® #	E4440795
Price	\$264,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	2014



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 320 Ambleside Link Link
Area	Edmonton
Subdivision	Ambleside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2Z9

### Amenities

Amenities	Parking-Visitor
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Gated Community, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	11

Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually
Condo Fee	\$457

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Listing information last updated on June 17th, 2025 at 4:17am MDT